

PLANNING AND ZONING COMMISSION

May 3, 2011

STUDY SESSION

7:00 p.m.

Fishbowl Conference Room

CONSENT

Roll Call

Commissioners Present: Best, Davis, Hartley, Huddleston, Loyd, McDowell, Woolery,
Vice-Chairperson Romine and Chairperson Harris

Commissioners Absent: Wescott

Staff Present:	Jim Lawson	Director of Planning and Development
	Joel Hornickel	Senior Planner
	Kendall Powell	Utilities Plans Reviewer
	Matt Filice	Assistant City Engineer
	William Duston	City Attorney
	Sonja Paden	Office Assistant II

ADMINISTRATIVE DISCUSSION

Chairperson Harris opened the meeting then turned the discussion over to staff.

Mr. Hornickel began by telling the commissioners the format for the agenda had been updated, and this was the first month it was being used. He said City Clerk Lisa Westfall helped create the new look based on the actual actions of the commission.

Mr. Hornickel stated residents of the Hiawatha Heights neighborhood would be presenting their action plan prior to the public hearings tonight. Mr. Lawson said both he and Mr. Hornickel had helped them during the process of creating this action plan.

Mr. Hornickel cited the date and time for the Cantwell neighborhood walk-thru and meeting. On Thursday, May 5th the walk-thru would start from Cantwell Park at 5:00 pm and last until 6:00 pm. The first meeting would follow at the Shepherd of the Hills Episcopal Church at 109 Walnut Lane.

PUBLIC HEARINGS

4. Request For A Special Use Permit to Operate a Balloon Ride or Helicopter Tours at
2855 W. Highway 76, Branson, Missouri.
Project No. 11-1.5 (11-00100005)
Applicant: Joshua Grindell

- Mr. Hornickel stated the applicant had removed the balloon ride from the original request.
 - Mr. Hornickel said he had received correspondence from fourteen (14) neighbors all expressing their opposition to the helicopter ride; they do not want it.
5. Request for a Preliminary Subdivision Plat for Phase One of the Covered Bridge Resort at 101 Covered Bridge Drive, Branson, Missouri.
Project No. 11-6.1 (11-00600001)
Applicant: Linden Long
- Mr. Hornickel stated this request for a preliminary subdivision plat was for the Covered Bridge Resort, the PD amendment of which the board had heard during the January meeting (10-5.3).
6. Request for a Planned Development Amendment for PD 2006-006 at 1984 Highway 165, Branson, Missouri.
Project No. 11-5.1 (11-00500001)
Applicant: Welk Resort Group, Inc.
- Mr. Hornickel stated this amendment to the Welk Resort was to allow a modular structure to be used as a daycare center.
7. Request for a Planned Development for Branson View Cabins and Adopting Land Use Regulations PD-11-002 at 1901 Shepherd of the Hills Expressway, Branson, Missouri.
Project No. 11-4.2 (11-00400002)
Applicant: Equity Trust Company FBO Richard Patterson IRA
- Mr. Hornickel stated the PD request was for nightly rental cabins. He said the second and final reading would be heard at the Board of Aldermen meeting next week for the property's annexation.
 - Mr. Hornickel said conditions 2 and 3 of the staff report were similar to what was required for the Covered Bridge Resort development.
 - Mr. Hornickel said the open space topic was questionable, but staff recommended approval.

OTHER BUSINESS

Mr. Hornickel stated item no. 8 concerning the Community Plan 2030 for the City of Branson (11-22.1) had been removed from the agenda per staff. He said this modification should take place when the approval of the agenda portion of the meeting occurred even though the posted agenda did not include it. He also showed the commissioners an example of what the Community Plan 2030 package will look like along with an example of a summary booklet that would accompany the binder. The summary booklet significantly condensed the draft plan, highlighting the key points into a more user-friendly version.

Mr. Lawson gave an update on the recent flooding. He stated forty-nine (49) buildings were impacted, ten (10) of which were businesses.

ADJOURNMENT

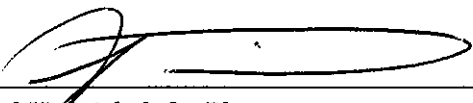
Motion by Commissioner Hartley and seconded by Vice-Chairperson Romine, and unanimously carried to adjourn the meeting at 7:30 pm.



Clark Harris, Chairperson

6-8-11

Date



Joel Hornickel, Sr. Planner

6/9/11

Date